

September 26, 2008

Section 2 PLEASANTON WEEKLY

Living

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www.PleasantonWeekly.com

Let the entertainment begin

Civic Arts season opens tonight with acrobatic display

by Emily West



Civic Arts

ScrapArts Music is a group of five athletic musicians put together a feast for the ears and eyes as they play more than 140 instruments made from industrial scrap to accordion parts to artillery shells. Below left: Golden Bough hails from Redlands, Calif. with their traditional Celtic music of Ireland and Scotland. Below right: Young jazz vocalist Sophie Milman's self-titled album hit the Billboard top 15 in the United States and top 5 in Canada.



If the gravity-defying feats of the Shangri-La Chinese Acrobats are an indication of the next season of Civic Arts, then residents are in luck.

The 2008-09 Civic Arts season begins at 8 p.m. tonight with a dazzling acrobatic display. The rest of the season is packed with events for all ages through May. Whether it is comedians, rising jazz stars or a group called the Sippy Cups, organizers have selected high quality acts to grace the Amador Theater stage.

Andy Jorgensen, manager of Civic Arts, said some of the most exciting offerings this year are for the younger set.

"One thing we're incorporating this year is the SaturYAY matinees for young children," he said. "We're developing a season to move over to the Firehouse."

Having already broken ground, the Firehouse Arts Center, formerly Fire Station No. 1, is in the beginning stages of what will eventually become downtown's center for creative expression. There on Railroad Avenue down the street from Meadowlark Dairy and backing up to Lions Wayside Park will be a 240-seat theater with 2,000 feet of gallery space as well as arts classrooms.

The first SaturYAY performance will take place at 11 a.m. Nov. 22 with Michael Cooper presenting "Masked Marvels and Wondertales." Three more Saturday morning shows will take place in December, January and February, with tickets costing \$6-\$14 for children and \$10 to \$18 for adults. Series ticket purchases may be secured with a discount.

The school concert series is back this year with favorite Don Lewis preparing a local talent showcase with Amador Valley and Foothill high school students accompanying. Taking place during the daytime, classes are able to attend series performances as a part of a field trip. With shows like "The Legend of Sleepy Hollow," ScrapArts Music (like "Stomp") and "Ramona Quimby," several of these have already sold out.

Other children's programs in the line-up include improv, the Youth Music Festival and the Children's Art Festival.

Speaking to the importance of an arts education for children, Jorgensen said it has been proven that children who engage in arts do better academically.

"Also, there's simply the human desire to express oneself," he said. "With the arts you can share feelings in ways other than literally speaking to them. It's very powerful."

This notion is not just for children, and the Civic Arts has found several acts to inspire adults.

Jorgensen said he is particularly fascinated in "MacHomer," where Rick Miller impersonates characters from popular TV show "The Simpsons" doing Shakespeare's classic "Macbeth." Coming to Pleasanton March 7, it follows successful performances in London and Chicago and it sold out at the California Shakespeare Festival.

For those looking for loads of laughs, but can't wait until March, the San Francisco Comedy Competition is at 8 p.m. this Sunday. Products of this competition include Robin Williams, Ellen DeGeneres, Dana Carvey, Patton Oswalt and Will Durst.

Other standout performances include the jazz stylings of up-and-coming vocalist Sophie Milman Feb. 6 and the Brubeck Brothers Quartet Feb. 13.

"We look for a variety of experiences for our audience that's of really high quality," Jorgensen said. "So that on this end, even with our family theater series, the whole idea is for a finely present and produced experience that one would otherwise not be able to see."

The Amador Theater is located at 1155 Santa Rita Road, on the Amador Valley High School campus. To learn more about the upcoming Civic Arts season, visit www.pleasantoncivicarts.org. Tickets to shows may be purchased online at www.civicartstickets.org, by phone at 931-3444, or in person at the Amador Theater Box Office. Box office hours are 10 a.m. to 2 p.m. Monday through Friday and for two hours prior to the performance. Group discounts are available. ■



Acclaimed pianist Daniel Glover is the accompanist for the Valley Concert Chorale.

Tickling the ivories

Pianist Daniel Glover to play for Valley Concert Chorale benefit

Having played all over the world, acclaimed pianist Daniel Glover performs in Livermore to support the Valley Concert Chorale.

The program, beginning at 7:30 p.m. Oct. 4, includes religiously inspired works of Franz Liszt such as "Benediction of God in Solitude" and the descriptive "Legends," which tells the story of two events in the lives of St. Francis of Assisi and St. Francis of Paola. The second half of the recital is dedicated to Russian composers, Nicolai Medtner and Sergei Rachmaninoff.

Glover is the accompanist to VCC, the Tri-Valley's premier chorus now in its 45th season.

John Emory Bush directs the group in several musical performances catered to the diverse musical tastes of area audiences.

The recital, held at the First Presbyterian Church located at 4th and L streets in Livermore, serves as a fundraiser for the all-volunteer, non profit concert chorale. Funding is also received from grants, ticket sales, membership dues and donations.

Tickets to this performance are \$25 and can be purchased through their website www.valleyconcertchorale.org or by calling the general information line at 866-4003.

—Emily West



Children practice art during a workshop.

Dance for education

Foothill High School students are hosting a dance to raise money for children in India. Garba Night 2008, held from 8 to 11:30 p.m. Oct. 4 in the high school's multipurpose room, also features food, jewelry, clothing and prizes. Tickets are \$10 and may be purchased by calling Prachi Naik at 640-3552 or Aarshi Vipani at 640-1460. Proceeds go to Asha for Education: DoorStep Project. To learn more about the organization, visit www.doorstepschool.org.

Now Showing

Lakeview Terrace

★★★★

Rated: PG-13 for language, violence and mature themes
1 hour, 46 minutes

A crack cast and chilling performance by psycho stalwart Samuel L. Jackson anchor this smart and suspenseful thriller.

Jackson is L.A. cop Abel Turner, an edgy single dad of two whose grip on sanity and the responsibilities of neighborhood watch is a tad tight. New neighbors Chris and Lisa Mattson (Patrick Wilson and Kerry Washington) find out the hard way. Abel doesn't take kindly to their

biracial coupling and makes it known in a number of intimidating ways: security lights shining in windows, noisy late-night parties and ethnic slurs evocative of the racist gold-standard film "Crash."

The Mattsons steadfastly cling to their politically



correct cocoon, refusing to apply significance where there may be none. Ultimately the situation unravels and they crest a breaking point, turning home front into battle front. Payback's a bitch!

"Lakeview" is a tidy dramatic ensemble piece in the guise of a trite and choleric action pic. Wilson and Washington boast thespian cred in navigating

the sticky wickets of their complicated union, tacit truths bubbling to the surface when the heat is turned high. Jackson can do wrath in his sleep but his is a potent turn as a powder keg ready to blow.

Meaty paranoid thrillers are my thing and the good ones are few and far between.

Divisive director

Neil LaBute ("In the Company of Men," "Nurse Betty") makes nary a misstep with David Loughery and Howard Korder's prickly script, turning convention to controversy and climaxing with the ubiquitous yet desirable bang. Good stuff.

—Jeanne Aufmuth

Ready to Rent

The Signal

Magnolia Home Video DVD

1 hour, 43 minutes

Directors: David Bruckner, Dan Bush and Jacob Gentry

Two girls are trapped in a dilapidated house in the middle of the forest. One manages to cut through her restraints and attempts to rescue a third who has been brutalized by a cookie-cutter Norman Bates type, whose moniker is a snow globe that plays an appropriately creepy tune. Unfortunately, the girl who escaped is deaf, and she can't hear the mechanical tinkling sneaking up behind her...and that's when the picture turns into the furious fuzz of a television. It was only some bad late-night cable fare until we realize that the static on the screen is a little more ominous than its annoying appearances let on. This is the beginning of writer/directors David Bruckner, Dan Bush and Jacob Gentry's "The Signal," an effective little "horrocalypse" about a deadly signal that lurks behind the haze of every TV in the movie's setting of Atlanta (and makes you wonder what Ted Turner really has up his sleeve).

This movie, actually, is one of the most effective American horror movies I've seen in many years, if only because of its middle audacious passage and daring to let its characters act not being dopes. "The Signal" also triumphs because of out of all the retro horror movies that try to emulate the low-budget feel of the '70s, this one actually succeeds in attaining a nervous edge in which you never feel safe. Part of this is due to the digital imagery, which is so startling and that I think it's a worthy successor to the grainy 16mm of yesteryears schlockmeisters. Also, the construction of the plot, which is chapter oriented but with a middle passage that dares to slow down the movie and turn it into a weird comedy of manners, takes "The Signal" from effective, serviceable entertainment, into something more ingenious.

It is Mya (Anessa Ramsey) that firstly has the appropriate clue to turn off the TV when the elec-

tronic flies of static begin to realign themselves into uncanny repeating patterns. This awakens her lover Ben (Justin Welborn), who begs her to stay, despite being a few hours late in getting home to Mya's controlling husband Lewis (AJ Bowen—subtly funny and menacing). It is only when Mya gets home and starts walking the halls of her apartment building does she realize that there are too many people out wandering at 1 a.m., lending a certain menacing vibe for such a time of night. When she finds Lewis and two friends arguing over being unable to get the TV signal to tune, and Lewis being a bigger jerk than his usual forte, Mya starts to suspect that yes, there's something not right, and it has to do with the TV...

"The Signal" is not for the squeamish. It is very violent, unsettlingly so at times. However, what sets it apart from other movies that sell violence as entertainment is its weird sense of humor, which feels right given the apocalyptic tone. Its tense, protracted situations, caused by a breakdown, or misinterpretation of actions by the characters (some of which are under the influence of the signal) make you wonder, along with the characters, who is right and wrong in their impressions of the world. This is evident by the middle passage which entails the worst New Years party in the world, the antithesis of "Auld Lang Syne," and which is the audacious make or break point in a movie that I think deserves to be a cult favorite in a few years time.

—Joe Ramirez



Negative stories about real estate often miss the mark

On April 12, there was an article in the Wall Street Journal entitled, "Hot Homes Get Cold,"

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TownSquare Forum

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Vic's All Star Kitchen

201 Main St., Pleasanton, (925) 484-0789. Vic's delivers a starry mix of American food, fast service and a cheery atmosphere. Owner Vic Malatesta teamed his love of sports with his passion for good food to create a solid dining experience. Vic's is open daily 7 a.m. to 2 p.m. Evening banquets and daytime catering are available.

Bridges

44 Church St., Danville, 820-7200. Executive Chef Kevin Gin interprets California-American cuisine with European and Asian influences with expansive lunch and dinner menus. Add dessert, wine and cocktails and you have Bridges' casual fine dining experience. Visit www.bridgesdanville.com for event and private party details.

Pleasanton Hotel Restaurant

855 Main St., Pleasanton, 846-8106. Executive Chef Chris Smith offers exciting contemporary American cooking at lunch and dinner, featuring a wide selection of fresh fish entrees. Also offering our famous Sunday Champagne Buffet Brunch full bar and patio service. Visit us at www.pleasantonhotel.com for menus and private party and catering details.

Barbecue

Red Smoke Grill

4501 Hopyard Road, Pleasanton, 734-0307. Home of the Tri Tip and Blue, Red Smoke Grill was Voted Reader's Choice Best 2006, 2007, 2008. Dine in or take out rotisserie chicken, ribs, prawns, salads and tri tip, or pulled pork sandwiches. Relax with a beer or a bottle of wine. Visit www.redsmokegrill.com.

Brewpub/Alehouse

Main Street Brewery

830 Main St., Pleasanton, 462-8218. Pleasanton's only BrewPub, some ales (Attaboy IPA) are brewed with locally grown hops. We also have a rotating selection of guest brews and seasonal ales. To-go orders welcome and we're available for parties up to 100. Live music every Friday and Saturday, visit www.mainstreetbrewery.com for activities and specials.

The Hop Yard American Alehouse and Grill

3015H Hopyard Road, Pleasanton, 426-9600. Voted Best Watering Hole in Pleasanton, The Hop Yard offers 30 craft beers on tap as well as great food. The full-service menu includes appetizers, salads and

grilled fare that will bring you back time and again. Banquet facilities available. On the web at www.hopyard.com.

470 Market Place, San Ramon, 277-9600. Featuring a giant 8-foot projection screen for major sporting events, they also feature 30 beers on tap and a great grill. Go in for the beer, go back for the food. More at www.hopyard.com.

California Cuisine

Stacey's Cafe

310 Main St., Pleasanton, 461-3113. Located on Main Street in downtown Pleasanton, Stacey's is open for lunch and dinner seven days a week, serving fresh California cuisine. Come as you are and enjoy our dining room, banquet room, outdoor patios and full bar. Visit www.staceyscafe.com.

Catering

Fontina's Catering

349 Main St., Downtown Pleasanton, 462-9299. Fontina Ristorante's award-winning menu can now be delivered to your home or office. Our lunch and dinner specialties feature homemade soups and pastas, premium seafood and meats, and a vegetarian menu.

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846-8112. The Pleasanton Hotel Restaurant has proudly provided our fine-dining restaurant, banquet and catering services in the Tri-Valley for over 25 years. We have multiple catering packages to choose from to fit any event & budget; we also tailor menus to fit client's needs. Executive Chef Chris Smith also offers an array of creative events from In-Home Personal Chef to Cooking Classes. Our commitment to provide the highest quality of food plus prompt and attentive service has given us a reputation we are very proud of. Contact Gerard Lek for more information 846-8112.

Chinese

Chinese Szechuan

3059 Hopyard Road #G, Pleasanton, 846-5251. Chinese Szechuan is Pleasanton's best-loved Chinese restaurant. Family owned and run since 1987, it has friendly service, delicious food and great prices, including lunch specials and carry-out. A banquet room is available.

Panda Mandarin Cuisine

30 W. Angela St., Pleasanton, 484-4880. Panda offers several delicious specials using fresh ingredients and spices that make traditional northern Chinese cuisine such a delight. Open for lunch Monday through Friday, dinner Monday through Saturday, closed Sunday. A private banquet room is available. Visit www.pandapleasanton.com.

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Fusion

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780 Main St., Pleasanton, 417-8438. Visit downtown Pleasanton's exotic dining destination. Oasis features kabobs, rice and vegetarian dishes, to name a few. Check out our updated wine and exotic cocktail menus. We also cater! Visit www.OasisGrille.com.

Italian

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3037-G Hopyard Road, Pleasanton, 485-4500. La Vite Ristorante was rated "A" by the Contra Costa Times restaurant critic and voted the best Italian restaurant by the readers of the Tri-Valley Herald. We're located off the beaten path of downtown

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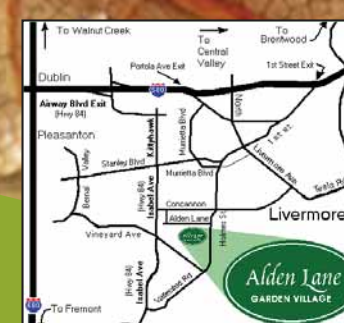
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Experienced piano teacher (MTAC member) accepts new students. All levels welcomed. Call Marzena Jones, M.A. 925-209-8338

135 Group Activities
CLUTTERLess (CL) Self Help Group
Livermore Lioness Club Welcomes

140 Lost & Found
Found Am Shorthair



201 Autos/Trucks/ Parts

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Children's Cancer Fund! Help Save A Child's Life Through Research and Support! Free Vacation Package. Fast, Easy & Tax Deductible. Call 1-800-252-0615. (Cal-SCAN)
Subaru 1992 Legacy - \$2400.00
VW 2002 Eurovan - \$19995

210 Garage/Estate Sales

Alamo, 18 Lurmann Ct., Sept. 27, 8-3
Alamo, 18 Lurmann Ct. September 27th, 8am-3

Huge Multi Family Garage Sale!
Furniture, Household Items, and much, much more!

East Bay, Auction - Estate Clean Out, Open Dates

Livermore, 980 Cromwell St, May 24 7-12

Pleasanton, 3816 Mohr Ave., September 28, 8-2
Multi family garage sale!! Lots of stuff!!!
San Ramon, 9886 Del Mar Drive, Sept. 27 8-1
GREAT GARAGE SALE - furniture, jewelry, decorator items, baby clothes and toys, lots of cool stuff - Don't Miss this one!

215 Collectibles & Antiques

PEZ candy dispensers - \$75.
PEZ candy dispensers - \$75.
PEZ candy dispensers - \$75.
PEZ candy dispensers - \$75.
PEZ candy dispensers - \$75.
Royal Doulton figurine - \$50

220 Computers/Electronics

A New Computer Now!
Brand Name. Bad or NO Credit - No Problem. Smallest weekly payments avail. Call NOW - Call 1-800-816-2232 (AAN CAN)

Get A New Computer
Brand Name laptops & desktops
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13" TV for Sale - \$25

Brand New Apple Iphone 3G
HTC Phones, Blackberry Bold 9000 and Samsung i900 Omnia also for sale. email: tqcbbb@gmail.com

phone/fax machine - \$25
turntable for sale - \$30
turntable for sale - \$30

230 Freebies

china hutch - FREE

Misc items - FREE

235 Wanted to Buy

WANTED- CASTLEWOOD GOLF MEMBERSHIP

240 Furnishings/Household items

Bookcase/Shelving - \$30.00
Sewing Machine, Viking Designer 2 - \$1,950
Sewing Machine, Viking Designer 2 - \$1,950
Sewing Machine, Viking Designer 2 - \$1,950
Sewing Machine, Viking Designer 2 - \$1,950

TUPPERWARE

Tupperware sale! Call 510-581-3405 for a Holiday catalog!

245 Miscellaneous

Sawmills
From only \$2,990 - Convert your Logs To Valuable Lumber with your own Norwood portable band sawmill. Log skidders also available. www.NorwoodSawMills.com/300N -FREE Information: 1-800-578-1363 - x300-N. (Cal-SCAN)

Custom Scrapbooks and Pages
Dog Igloo - \$45.00
Jazzy Power Chair XL - \$1,700

RED WORMS FOR COMPOSTING - \$25.00

SLR Camera For Sale - \$30

The training potty - \$8
The training potty - \$8

The training potty - \$8
The training potty - \$8



330 Child Care Offered

Danville Child Care
Danville Child Care
Danville Child Care
HeadsUp! CDC Open House

340 Child Care Wanted

after school care pickup needed.
looking for good driver to pick up kids for after school care part time. days monday tuesday wednesdays from 2 pm until 4pm. 2 pm be at my house east side danville then when son gets dropped off 1st grader, leave and pu 5th grade daughter at montair elementary westside danville at 3 pm then take kids back home and stay until 4 or 5 pm. i am flexible. 580-1430

345 Tutoring/Lessons

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Teacher - Chess
Must be avail. some or all weekday afternoons. Great w/kids, able to pass background check and Know Chess! Travel to Bay Area elementary schools to teach chess to approx. 15 students per group. Must pass background check. Call Angela Hughes, 510/551-9075. www.knowchess.com

550 Business Opportunities

Absolutely all Cash!
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Route Available. \$40K-\$400K Profit Potential Yearly! Turn Key Established National Accounts. Call 24/7 1-888-428-5392 Code 304. Minimum Investment Required! (Cal-SCAN)

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Earn \$1k-\$5k per week. Vending with multiple product options! Money back guarantee! 100 year old industry. 800-896-2492 Call 24/7 (AAN CAN)

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560 Employment Information

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CDL A team & solo owner operators. \$1.00 empty. Up to \$2.45 loaded. OTR & regional positions. Ammo experience a plus. Sign-on bonus negotiable. 1-800-835-9471. (Cal-SCAN)

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An established and expanding International company is seeking an Accounts Payable and Accounts Receivable specialists for an immediate start. The ideal candidates will have strong communication skills and be extremely detail oriented. Forward your resume



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All Events Hosting
Need someone with a winning personality and great stage presence? I will be your announcer/emcee at your event: charity function, auction, talent show, wedding, school function, etc., any event that requires an announcer or presenter. I will travel anywhere in the Bay Area and my rates are very reasonable.

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Reach over 3 million Californians in 140 community newspapers. Cost \$1,550 for a 3.75"x2" display ad. Super value! Call (916) 288-6010; (916) 288-6019. www.Cal-SCAN.com (Cal-SCAN)

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Looking for a cost efficient way to get out a News Release? The California Press Release Service is the only service with 500 current daily, weekly and college newspaper contacts in California. Questions call (916) 288-6010. www.CaliforniaPressReleaseService.com (Cal-SCAN)

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805 Homes for Rent

Pleasanton, 5+ BR/4+ BA
New Executive Mansion: \$4,950 5 Bd/4+ Bath 43825F Backs to woods/ lg private lot, den, gourmet kitchen, lg master. Call (925) 895-5008 also 2 bd guest house avail

809 Shared Housing/Rooms

Roommates.com
All areas. Browse hundreds of online listings with photos and maps. Find your roommate with a click of the mouse! Visit: http://www.Roommates.com. (AAN CAN)

Pleasanton, 1 BR/1 BA - \$525.00

825 Homes/Condos for Sale

Dublin, 3 BR/2 BA - \$495,950
Dublin, 3 BR/2 BA - \$495,950
Dublin, 3 BR/2 BA - \$495,950

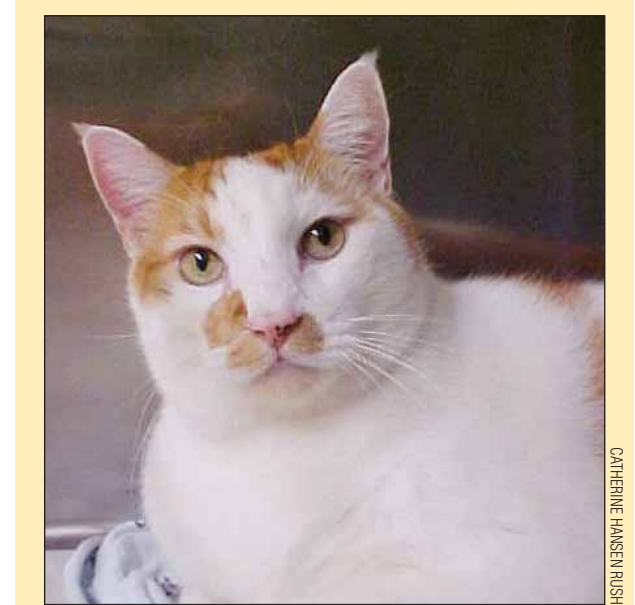
850 Acreage/Lots/Storage

Arizona Land Bargain
36 Acres - \$24,900. Beautiful mountain property in Arizona's Wine Country. Price reduced in buyers market. Won't last! Good access and views. Eureka Springs Ranch offered by AZLR. ADWR report & financing available. 1-877-301-5263. (Cal-SCAN)

Booming El Paso, Texas
20 acre ranches. Roads Surveyed. \$15,900, \$200 Down, \$159/month, (10%/209 months). Money Back Guarantee. Free Maps & Pictures. 1-800-343-9444. No Credit Checks!! (Cal-SCAN)

Giant Oceanview Lots - CA
Mobile Homes O.K.! Paved Streets! Electricity! Fishing! Boating! Beaches! Gorgeous Area! \$200.00 Down! \$200.00 Monthly! (10%/216 months) \$19,995.00 Cash! Owner! (949)260-9316. (Cal-SCAN)

PET OF THE WEEK



CATHERINE HANSEN RUSH

Fred needs a friend

Say hello to Fred. Fred is 20 pounds of pure love! Or is that purrrrr love? Because that's just what Fred does when you pet him! Fred also likes to nuzzle, and he'll rub his head against you as a sign of affection. Fred is a handsome, 8-year-old, neutered male, white and orange housecat who was given up by his previous owner last week and he really misses being in a home. Fred has adjusted to being in the animal shelter but, at 20 pounds, he doesn't have a lot of room to move. Yes, Fred is a big boy and he loves to be around people. If you are looking for a wonderful companion, and you can provide a safe, indoor home, consider Fred. You can visit Fred (pet #80706), and his many friends, at the East County Animal Shelter, 4595 Gleason Drive in Dublin, open daily from 11:30 a.m. to 5:30 p.m. Call 803-7040.

PLEASANTON WEEKLY
Is Business Down?
Need new customers?
Our loyal readers want to know about your business.
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Lakefront Opportunity
Nevada's 3rd Largest Lake. Approx. 2 hrs. South of Carson City. 1 ac Dockable \$149,900. 1 ac Lake Access \$49,900. 38,000 ac Walker Lake, very rare. Home sites on paved road with city water. Magnificent views, very limited supply. New to market. www.NVLR.com Call 1-877-542-6628. (Cal-SCAN)

Washington-Idaho Border
New to market! 6 ac just \$39,900. Calendar cover beauty in Palouse Country. Rare acreage in an area where land is rarely available. Rolling hills, river access, near town & golf, close to WSU. Has it all including great price, must see. EZ terms. Call WALR 1-866-836-9152. (Cal-SCAN)

Montana's Best Ever
Elk and Deer Hunters Land Deal. Book a trip- we'll prove it. Buy a lot, the trip's on us! 160- 600AC Tracts Starting at \$700/AC. 877-229-7840. www.WesternSkiesLand.com (Cal-SCAN)

New Mexico Sacrifice
140 acres was \$149,900, Now Only \$69,900. Amazing 6000 ft. elevation. Incredible mountain views. Mature tree cover. Power & year round roads. Excellent financing. Priced for quick sale. Call NML&R, Inc. 1-888-204-9760. (Cal-SCAN)

New to Market
New Mexico Ranch Dispersal 140 acres - \$89,900. River Access. Northern New Mexico. Cool 6,000' elevation with stunning views. Great tree cover including Ponderosa, rolling grassland and rock outcroppings. Abundant wildlife, great hunting. EZ terms. Call NML&R, Inc. 1-866-360-5263. (Cal-SCAN)

Priced to Sell!
Newly Released Colorado Mountain Ranch. 35 acres- \$39,900. Majestic lake & Mountain views, adjacent to national forest for camping or hiking, close to conveniences. EZ terms. 1-866-353-4807. (Cal-SCAN)

Southern Colorado Ranches
35+ Acres from \$34,900. First Come, First Served. Saturday, October 4, 2008. Excellent financing available. Call for your private property tour. 1-866-696-5263 x4574. (Cal-SCAN)



Real Estate

Home sale of the week



2675 Calle Morelia Pleasanton – \$1,040,000

This fantastic 5 bedroom, 2.5 bath home in Country Fair II features hardwood floors, granite kitchen and baths, plantation shutters and custom built-in cabinets. It is located on a court with an oversized lot with sport court, koi pond and new hot tub. Sold by Tim McGuire of Alain Pinel Realtors.

Classic Birdland Home!!



Here's your chance to live right in the heart of Birdland, close to schools, shopping and the Pleasanton Sports Park and all it offers. This 4 bedroom, 1800 sq. ft. home features a open floor plan that accents the lush gardens and patio, private master suite, new flooring and much more. This one is ready for the market!
Priced at \$769,000



Beautiful Condo – Totally renovated 1 Br. Condo with granite kitchen and all the bells & whistles. Super location in San Ramon - only **\$259,000**



Westside Pleasanton – Sharp 4 Br, 2.5 ba, rich flooring, pool, side access and great views!
Priced at \$763,900

Sales at a Glance

Source: California REsource

Dublin	Livermore	Pleasanton	San Ramon
Total sales reported: 3	Total sales reported: 15	Total sales reported: 4	Total sales reported: 16
Lowest sale reported: \$225,000	Lowest sale reported: \$280,000	Lowest sale reported: \$284,500	Lowest sale reported: \$285,000
Highest sale reported: \$782,000	Highest sale reported: \$735,000	Highest sale reported: \$675,000	Highest sale reported: \$967,000
Average sales reported: \$568,333	Average sales reported: \$483,533	Average sales reported: \$533,625	Average sales reported: \$671,438



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5083 Muirwood Drive Priced to sell at \$928,800

Beautifully updated home located on the desirable West Side of Pleasanton. Four bedrooms, 2572 square feet, very private lot. Fantastic value! Come see for yourself!

listed & sold!
by Phyllis & Carolyn!



5580 Paseo Navarro \$1,172,000

Fantastic 5 bedroom, 3 bath totally customized home with 3,315 sq.ft. on a great private lot that backs to a park.

coming soon!



Milleford Ct Call for Price!

Best price in Laguna Oaks in years!

Popular Newport model with 5 bedrooms and 3 1/2 baths, 3853 square feet, well located on a court.



3335 Prairie Dr \$1,198,000

Rarely Available Foothill Knolls Home!

4 bedrooms, 3 baths; updated and decorated by a designer. Gorgeous large, private lot with saline pool and spa.



6415 Amber Ln \$1,098,000

The best of Country Living, walk to downtown!

6 bedrooms, 3 baths, 3450 sq.ft. with pool, in Rosepointe/ Carriage Gardens. Truly a "Brady Bunch" Home!

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Virtual tours available at www.DeloresGragg.com

Sale Pending



1656 Germano Way, Pleasanton

Gorgeous Ruby Hill Custom Estate. VIEWS! VIEWS! VIEWS! Built in 2003, approx. 6500 sq.ft., this home features 5 bedrooms, 4 full and 2 half baths, large kitchen/family room, custom home theatre, perfect backyard with pool/spa, outdoor kitchen and fire pit. A must see! **Offered at \$2,875,000**

New Listing – Open Friday 10-1, Saturday & Sunday 1-4



691 Palomino Way Unit B, Pleasanton

Simply Gorgeous! Don't miss this beauty! Detached 1 car garage! 2 bedrooms 2 full baths, approx. 1198 sq.ft., with new kitchen and baths, beautiful maple cabinets and granite slab counters. This lovely home features plantation shutters throughout, laminate hardwood floors, newer carpet, fireplace, master bedroom has cedar-lined closet, and so much more. **Offered at \$385,000**

My Recent SOLDs!

7665 Fair Oaks Dr., Pleasanton
4 bd/ 2 ba, approx. 1560 sqft – \$740,000
5419 Montalvo Ct., Pleasanton
3 bd/ 2 ba, approx. 1650 sqft – \$549,000
7229 Creekside Dr., Pleasanton
3 bd/ 2 ba, approx. 1650 sqft – \$539,000

4946 Muirwood Dr., Pleasanton
3 bd/ 2 ba, approx. 1600 sqft – \$715,000
4382 Fitzwilliams Dr., Dublin
3 bd/ 2.5 ba, approx. 1900 sqft – \$475,000
If you would like more information regarding these homes please call Delores today!

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Single story on 1.91 acres with 360° panoramic views. 3BD/3½BA + office + bonus, pool & spa. **\$3,250,000**

925.548.8641 Karen Muccio

LIVERMORE



14 ACRE PRIVATE COUNTRY ESTATE
Panoramic Views of Livermore Valley. 3BD/3BA+ office in main house, + 2nd home & 10 horse stall barn. **\$2,999,000**

925.337.2989 Kim Buerke

TRACY



REDUCED

STUNNING HIDDEN LAKES BEAUTY
5BD/3BA, master suite w/balcony overlooking backyard, swimming pool & spa. Gourmet Kitchen. **\$799,500**

925.200.2142 Carla Hunter

PLEASANTON



NEW

GARDEN HOUSE 4BD/2BA w/new paint inside & out, refinished hardwood floors, updated baths, new front door, inground pool, covered patio. **\$799,500**

925.426.3888 Steve Fast

PLEASANTON



REDUCED

COURT LOCATION IN THE GATES
4BD/2½BA, 2,103 sq. ft w/updated kitchen, granite counters & hardwood floors. Lg yard w/pool & spa. **\$750,000**

925.426.3824 Ann Walker

PLEASANTON



REDUCED

SINGLE STORY IN DEL PRADO. 3BD/2BA, 1,673 sq.ft. w/remodeled kitchen, maple cabinets, center island. Private backyard w/fruit trees. **\$674,900**

925.426.3826 Tom Fox

PLEASANTON



REDUCED

DOWNTOWN COMPLEX Spacious 2 Master Suites + 2 full baths, Remodeled kitchen w/Red Birch cabinetry, slab granite counters & much more. **\$519,500**

925.200.1909 Karla Brown

TRACY



REDUCED

NEWLY CONSTRUCTED IN 2004
3BD/2BA, new slab foundation, sewer system, copper plumbing, water heater, central heat/air, siding & trim. **\$250,000**

925.200.2142 Carla Hunter

Hometown GMAC Real Estate is an Independently Owned and Operated Firm

Home Sales

This week's data represents homes sold during August 2008

Dublin

- 7677 Arbor Creek Circle**
Morgan Stanley to D. Riker for \$225,000
- 4916 Colchester Court**
Lennar Homes to S. Srinivasan for \$698,000
- 4933 Colchester Court**
Lennar Homes to C. Huang for \$782,000

Livermore

- 2856 Carmen Avenue** EMC Mortgage to J. Wilkinson for \$280,000
- 983 Cayuga Drive** New Pacific FI to P. Lane for \$420,000
- 347 Covellite Lane** J. & K. Morley to W. & S. Miller for \$550,000
- 2372 Del Monte Street** J. & M. Hernandez to M. Virk for \$441,000
- 603 Hazel Street** M. Freitas to M. Brunell for \$560,000
- 1836 Heidelberg Drive** D. & R. Hughes to H. Suzuki for \$675,000
- 1963 Heidelberg Drive** R. Detwiler to E. & J. Matzel for \$585,000
- 465 Humboldt Way** Mendence Trust to Kell Trust for \$435,000
- 3036 Kennedy Street**
Downey Savings to K. Kelly for \$350,000

- 4535 Kimberley Common** A. Johnston to W. & J. Parsons for \$370,000
- 4793 Kimberley Common** J. Camarero to M. & A. Ashford for \$490,000
- 371 Lincoln Avenue** R. Carranza to F. & J. Linhart for \$454,000
- 1157 Lucille Street** Wmabs Trust to O. & J. Hottendorf for \$422,000
- 872 Mohawk Drive** Pilkey Trust to J. Gerow for \$486,000
- 988 Roma Street** J. & J. Rutherford to G. & B. Irwin for \$735,000

Pleasanton

- 3880 Belmont Way** D. Boreni to G. Bickley for \$284,500
- 5128 Rappolla Court** L. Hayman to T. & A. Law for \$580,000
- 3658 Reflections Drive** Combs Trust to E. & A. Infelise for \$595,000
- 4404 Sutter Gate Avenue** H. Landaverde to T. & S. Shimanuki for \$675,000

San Ramon

- 8172 Briar Oaks Drive** S. & Z. Atkinson to N. Gallo for \$830,000
- 35 Centennial Way** Linden Trust to R. Hui for \$776,000
- 210 Dayton Court** G. & G. Concepcion to J. Hamm for \$620,000

- 9882 Del Mar Drive** Morris Trust to M. & C. Wynn for \$406,000
- 4024 Dunbarton Circle** Styer Trust to J. Hernandez for \$780,000
- 109 Eastridge Drive** Pacifica 235 East Ridge to B. Tang for \$335,000
- 347 Eastridge Drive** Pacifica 235 East Ridge to D. & N. Tallman for \$285,000
- 6836 Emerson Lane** Lennar Homes to Y. Tan for \$927,000
- 635 Filbert Court** Mages Trust to E. Mielbrecht for \$522,000
- 53 Jamaica Drive** P. Bullock to J. Fielder for \$775,000
- 3253 Montevideo Drive** N. & C. Evangelista to B. Rooney for \$840,000
- 9435 Olympia Fields Drive** E. & D. Mielbrecht to B. & N. Rodrigues for \$820,000
- 221 Paige Court** Centex Homes to V. & U. Kalluri for \$967,000
- 120 Pearlgrass Court** Sovereign Bank to C. Tse for \$620,000
- 273 South Overlook Drive** R. & K. Fidani to J. Richards for \$380,000
- 3827 Sunrose Road** Shapell Industries to S. Sarner for \$860,000

Huge Views! 4 Blocks to Downtown!



OPEN SUNDAY 1-4

500 Pine Hill Ln., Pleasanton

Custom "Tahoe Style" on highest point near downtown Pleasanton. 3 bedrooms, 2 baths, 2200 sq. ft. on 1/3 acre private wooded lot. This is a must see! Call Fred. **\$999,000**



OWNER MAY CARRY

4609 Ithaca Way, Pleasanton
2 bedroom, 1.5 bath town house with 988 sq. ft. New kitchen with granite countertops and pergo flooring, windows have all been replaced with designer vinyl windows. New heater and central air system. Secluded rear brick patio with all new fencing close to freeway and shopping at Nob Hill. **\$355,000**

Rick Hemy
484-0506
Rick@ValleyBrokers.net

Fred Hemy
437-5830
Fred@ValleyBrokers.net

www.ValleyBrokers.net



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925.525.0116

5075 Hopyard Road Suite 110 Pleasanton, CA 94588



PENDING In 3 Days

Call Max to Sell Your Home!

(925) 525.0116



471 Lincoln Ave, Livermore

Listed At \$449,619

Charming home in a nice neighborhood near parks and schools. Recently updated kitchen, hardwood and tile floors, custom counter tops, French Doors from dining and master bedroom to back yard, built in book case around the fireplace in the living room, mature landscaping in the front and backyards. **3BED 2 BATH, 1,269+/- SQ FT, LOT 6538 SQ FT SINGLE STORY**



The above information was supplied by reliable sources. J. Rockett Realtors believes this information to be correct but has not verified the information and assumes no liability for its accuracy. Buyer should investigate these issues to their own satisfaction.

PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

For an online version with mapping or to list your open home go to: www.PleasantonWeekly.com/real_estate

BLACKHAWK

4 Bedrooms

3659 Deer Trail Dr. \$1,145,000
Sun 1-4 Keller Williams 260-8883

DANVILLE

3 Bedrooms

210 Scotch Ct. \$898,700
Sun 1-4 Keller Williams Realty 200-0004

5 Bedrooms

308 Sunset Dr. \$1,145,000
Sun 1-4 Keller Williams 260-8883

16 Casolyn Ranch Ct. \$1,498,000
Sat 1-4 Prudential CA 858-4198

DUBLIN

2 Bedrooms

11841 Kilcullin Ct. \$363,000
Sun 1-4 Alain Pinel Realtors 918-2425

4 Bedrooms

11120 Bay Laurel St. \$1,342,500
Sun 1-4 Keller Williams 260-8883

7157 Hansen Dr. \$649,000
Sun 1:30-4 J. Rockcliff Realtors 570-0717

PLEASANTON

2 Bedrooms

691 Palomino Wy. \$389,000
Sat/Sun 1-4
Hometown GMAC-Delores Gragg 989-6500

3 Bedrooms

5768 Belleza Dr. \$575,000
Sun 1-4 Alain Pinel Realtors 251-1111

6045 Acadia Ct. \$629,850
Sun 1-4 J. Rockcliff Realtors 251-2556

4074 Nevis St. \$779,000
Sun 1:30-4 J. Rockcliff Realtors 251-2528

447 Del Sol Ave. \$869,000
Sat 10-1 Hometown GMAC 487-1427

500 Pine Hill Ln. \$999,000
Sun 1-4 Valley Brokers 437-5830

4078 Cristobal Wy. \$599,000
Sun 12-3 Alain Pinel Realtors 251-1111

4 Bedrooms

1161 Hopkins Wy. \$1,095,000
Sun 1-4 Alain Pinel Realtors 251-1111

532 Rosso Ct. \$1,149,000
Sun 1-4
Keller Williams - Susan Schall 397-4244

4576 Del Valle Pkwy. \$1,190,000
Sun 1-4 Alain Pinel Realtors 251-1111

2578 Grappa Pl. \$1,675,000
Sun 1-4
Keller Williams - Susan Schall 397-4244

6522 Inglewood Dr. \$598,888
Sun 1-4
Re/Max Accord-Kathy Westernoff 577-2600

6337 Shorewood Ct. \$649,979
Sun 1-4
Alain Pinel-Andy Poryes 963-8871

7341 Joshua Cir. \$699,000
Sun 2-4
Alain Pinel-Joyce Jones 398-6706

3625 Touriga Dr. \$700,000
Sun 1-4 Allied Brokers 846-3755

4834 Smith Gate Ct. \$750,000
Sun 1-4 Hometown GMAC 899-4084

5083 Muirwood Dr. \$928,000
Sun 1-5 J. Rockcliff Realtors 872-1416

748 St. John Cir. \$939,000
Sun 1-4 Alain Pinel 519-3534

5 Bedrooms

4931 Monaco Dr. \$1,077,900
Sat/Sun 1-4 Keller Williams 397-4173

3142 West Lagoon Rd. \$1,299,979
Sun 1-4 Alain Pinel-Andy Poryes 963-8871

4353 West Ruby Hill Dr. \$1,775,000
Sun 1-4 Coldwell Banker 847-2218

6 Bedrooms

9451 Blessing Dr. \$1,725,000
Sun 1-4 Alain Pinel 997-2411

LIVERMORE

2 Bedrooms

492 Kensington Cmn. \$389,950
Sun 1-4 J. Rockcliff Realtors 998-5112

3 Bedrooms

1054 Via Madrid \$420,000
Sun 1-4 Keller Williams 596-1918

4 Bedrooms

6147 Sunnybrook Wy. \$530,000
Sun 1-4 Hometown GMAC 426-3859

2319 College Ave. \$598,000
Sun 2-5 J. Rockcliff Realtors 899-6011

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californiamoves.com



LIVERMORE
Open SUN 1 - 4
DESIRABLE PRIMA COMM \$1,050,000
113 PONTE COURT
4 BR 3 BA amenities galore, granite ctrs, maple cab/ flrs, cust media ctr, 1 bed down, lrg loft, 3 car garage
925.847.2200



PLEASANTON
Open SUN 1 - 4
STYLE & COMFORT \$1,775,000
4353 W RUBY HILL DRIVE
5 BR 4 BA grt rm, chrry-wd/rose-wd flrs, kit w/ nook, granite cnters, aprx. 1/5 acre lot, bckyard w/bbq/ spa
925.847.2200



SAN RAMON
Open SUN 1 - 4
CHARMING HOME \$835,000
4270 CANYON CREST RD W
3 BR 2 BA living/family rms w/vaulted ceilings & fireplaces, bckyard ovrlls greenbelt w/cov patio/spa
925.847.2200



SAN RAMON
Open SAT/SUN 11 - 6
CONDOS/TOWNHOUSES PRICES START IN THE 350s
145 COPPER RIDGE RD.
1 & 2 bd condos/2 bd townhouses, vaulted ceilings avail, w/garages, gated, renovated/upgraded
925.847.2200

DUBLIN

5892 KINGSMILL TER \$1,250,000
VIEWS VIEWS VIEWS
5 BR 5.5 BA 4 car garage, aprx. 5400 sq. ft. w/dual staircase, lrg kitchen. Guest bed w/full bath. 3 frplcs
925.847.2200

7257 NEWCASTLE LANE \$624,888
GREAT VALUE!
3 BR 2 BA Gorgeous Remodel: Expo/Hmwrks/Calif clsets. Amazing pool/fntains, bcks to Iron Horse Trail
925.847.2200

7086 DUBLIN MEADOWS ST. E \$299,500
GORGEOUS CONDO
1 BR 1 BA Living Room w/Fireplace. Approx. 805' w/ VIEWS. Washer/Dryer/Fridge/Micro/Dishwasher Stay
925.847.2200

LIVERMORE

3300 DYER RD \$1,290,000
LOTS OF LEVEL LAND
3 BR 2 BA 29.25 acre parcel w/2000+sq. ft. home, dutch barn w/2 flrs, steel framed shop w/2 rll-up drs
925.847.2200

587 HAGEMANN DR \$450,000
GREAT LIVERMORE LOCATION!
4 BR 2 BA beautiful pool/yards. Enclosed front patio w/colored stamped concrete, your own oasis
925.847.2200

5233 PEONY DRIVE \$319,900
GREAT OPPORTUNITY
2 BR 2 BA lrg liv area, kitchen w/solid countrs, sep eat area, remod hall bath w/marble shower surround
925.847.2200

PLEASANT HILL

1687 QUAIL ST \$1,500,000
GORGEOUS HOME!
5 BR 3 BA circular drive, 3 cr gar/2 car detached gar, 5bd, 3ba, 2 bonus rms, kit w/corrian cntr, SS appli
925.847.2200

65 BELINDA DR \$369,000
GORGEOUS HOME
3 BR 1 BA Flr pln feels lgr than 1105 sqft, lrg Priv 6570 sqft. Cnrr Lot, Nice updts, EZ freeway access
925.847.2200

PLEASANTON

869 SUNNY BROOK WAY \$1,660,000
ABSOLUTELY GORGEOUS!
4 BR 3 BA gourmet kitchen, hrdwd flrng, custom moldings, millwork, built-ins/ w/office/bonus rm, lrg yard
925.847.2200

PLEASANTON

3241 CURTIS CIRCLE \$849,000
GREAT PLEASANTON LOC
4 BR 2.5 BA gorgeous private backyard w/fruit trees, red wood deck, hrdwd flrs, new int paint & carpet!
925.847.2200

2149 RHEEM DRIVE \$575,000
A TASTE OF TUSCANY
3 BR 2.5 BA 1490sq.ft., upgrd/rem, granite slab kit/ bth, bamboo wd flr, mrl tiled frplc, vaulted ceilings
925.847.2200

SUNOL

3465 LITTLE VALLEY RD \$2,795,000
LIKE LIVING AT A RESORT
4 BR 3.5 BA 7.11 Acre Ranch Estate, panoramic views, swimming pool, feel like you're on vacation
925.847.2200

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OUTSTANDING VIEW



BLACKHAWK

537 SILVER OAK LN \$680,888

The view is OUTSTANDING and can be enjoyed inside or out on the deck- dining or relaxing in the hot tub. You can move right into a beautifully maintained home with space, storage, and privacy all built in. Hunter Douglas wood blinds. Close to shopping and fine dining!

SHARON WILLIAMS 925.583.2181

www.CoreyGreen4U.com



LIVERMORE

2319 COLLEGE AVE \$598,000

Great Price and Great Location! Come see this 4 Bed 2500 sq ft Newly Remodeled South Livermore Home. ALL NEW appliances, carpet, baths, landscaping and much much more!! Huge lot with lots of living space and 3 Car Garage. Walk to downtown and top rated schools.

COREY GREEN 925.899.6011

Open Fri 10-1 & Sun 1-5



PLEASANTON

5083 MUIRWOOD DRIVE \$928,000

Beautifully updated home located on the desirable West Side of Pleasanton. Four bedrooms, 2572 square feet, very private lot. Fantastic value! Come see for yourself! For more information visit www.PhyllisandCarolyn.com

PHYLLIS WEINER 925.872.1416

www.WillBateson.com



LIVERMORE

2627 KELLY ST \$399,000

Large, secluded parklike backyard with lots of fruit trees at this lovingly maintained starter home in Leland Heights. Hardwood floors throughout (carpet covers living room and hallways), fresh paint, large garage, ample storage.

WILL BATESON 925.455.0845

www.123-Realty.com



PLEASANTON

5772 BELLEZA DR \$475,000

Fantastic Pleasanton Town Home. Ready to just move right in! End unit in desirable Verona development. Picture perfect with brand new carpeting, fresh paint, and new tile in baths. Comfortable, open layout with high ceilings and lots of windows. Decorator touches throughout. Great location!

JOHN MITCHELL 925.251.2534

www.TonniChandler.com



PLEASANTON

6045 ACADIA COURT \$629,850

Beautifully maintained 3 bedroom 2 bath single family home close to downtown Pleasanton. Additional patio/sun room not included in the square feet - great for family entertaining! This home features a spacious kitchen updated with granite style counters, XL farmers sink, skylights, hardwood, etc.

TONNI CHANDLER 925.251.2556

www.RubyHillLiving.com



PLEASANTON

2156 CANOSA CT \$2,700,000

Experience vineyard living in this gorgeous Mediterranean home on a premium cul-de-sac located on the "top of Ruby Hill" with expansive city views. Grand marble foyer with wrought iron stairway. Enjoy the privacy of large back-yard with patio nestled among rolling hills, ideal for entertaining.

ANJU BHATIA 925.577.2658

www.StaciArmario.com



PLEASANTON

464 DEL SOL AVE \$910,000

This spacious 4 bedroom 2 1/2 bath home with a 3 car garage is MOVE-IN ready! Beautiful decorator touches throughout. The updated kitchen includes granite counters, maple cabinets, and stainless steel appliances. Also featured rich hardwood floors thru out, updated baseboards, crown molding, and more!

STACI ARMARIO 925.251.2526

www.MaxdeVries.com



LIVERMORE

256 MCLEOD ST \$829,000

Unique, Art Deco Beauty in the heart of Downtown Livermore, includes a 2 unit duplex. Main home and 1 unit completely remodeled, hardwood and tile floors, granite counters, too much to list! Walking distance to restaurants, shopping and entertainment. Both units rented with long term leases.

MAX DE VRIES 925.525.0116

COTTAGE IN THE CITY



PLEASANTON

4075 NEVIS ST \$779,000

Welcome home to your cottage in the city. This home has 3 bedrooms w/2 masters. Main master has sitting area and a spacious bath w/jetted tub, shower and dual sinks. Updated kitchen, hardwood floors, dual pane windows, eat-in kitchen, close to downtown and walk to schools.

SUSETTE CLARK-WALKER 925.251.2547

www.RockCliffHomeSales.com



LIVERMORE

1579 FRANKFURT WAY \$697,000

Situated in the Sunset East area of Livermore, this complete remodel is ready for a new owner. With 4 large bedrooms and 3 full baths on 7500+ sq ft corner lot, and 2000+/- sq ft of living.

MICHAEL J. DUFFY 925.251.2523

www.PhyllisandCarolyn.com



PLEASANTON

PRAIRIE DR \$1,198,000

NEW PRICE! Rarely available Foothill Knolls in Westside Pleasanton! This is the one you've been waiting for! Four bedrooms, 3 baths, all beautifully updated and decorated by a designer with every amenity imaginable. Gorgeous large, private lot with saline pool and spa.

PHYLLIS WEINER 925.872.1416

One of Kind Beautiful Home!



CASTRO VALLEY

3229 KEITH AVE \$999,000

5 Beds, 3.5 Baths, 3,700+/- SQFT, Hardwood Floor, High Ceiling, Entrance, Highly upgraded Kitchn, S/S Appliance, Blt-in Refrigerator, Crown Molding, Spacious Pantry, Cozy Fireplace in Living Room, Guest Suite in 1st Floor, Large Bonus Room w/Balcony in upstairs, Must See!! 10!!!

SANG KANG 925.251.2555

www.RockCliffHomeSales.com



SAN RAMON

427 CAMBERLY CT \$1,499,999

Fantastic Home for the Price! 5 Bed 5.5 Bath, Court Location, Many Upgrades! Call Agent for specific information regarding the process of purchasing this home.

MICHAEL J. DUFFY 925.251.2523

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BRENTWOOD

789 CROCKET CT \$322,900

Newer home in a newly developed area of Brentwood. Quiet neighborhood, cul-de-sac court lot. Master bath with bath tub overlooking open field. Very clean and move-in ready. Not the typical bank owned property.

MICHAEL DELEHANTY 925.251.2516

www.MaxdeVries.com



LIVERMORE

2886 MISSION LN \$1,325,000

Southern Livermore American Style Farmhouse provides all the amenities for comfortable vineyard living. Located in the Sevillano community this prestigious home offers 6 bedrooms, 4 bathrooms, with many upgrades on a one-half acre lot.

MAX DE VRIES 925.251.2511

Walnut Creek
100 N. Main St.
Walnut Creek, CA 94596
925.280.8500

Orinda
89 Davis Rd., Ste. 100
Orinda, CA 94563
925.253.7000

Danville
15 Railroad Ave.
Danville, CA 94526
925.855.4000

Blackhawk
4105 Blackhawk Plaza Cir.
Danville, CA 94506
925.648.5300

Pleasanton
5075 Hopyard Rd., #110
Pleasanton, CA 94588
925.251.2500

Livermore
1983 Second Street
Livermore, CA 94550
925.667.2100

Lafayette
3799 Mt. Diablo Blvd., Ste. 100
Lafayette, CA 94549
925.253.7001

www.rockcliff.com

WWW.PLEASANTONREALESTATE.COM

4914 Middleton Place
Pleasanton



Luxuriate in the privacy of a tropical oasis in your own backyard!

4 Bedrooms, 3.5 Baths and Approx. 3,609 sq. ft.

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If you are interested in viewing
this fine residence, give
Gina a call today.

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2578 Grappa Pl. Ruby Hill



Premium Lot! OPEN SUN 1-4

Premium lot and end of cul-de-sac. 4 BR + Den/3.5 BA, 3,618 sq. ft. Large pool and NEW fresh updates!
Offered at \$1,675,000

3173 Pellaro Ct. Ruby Hill



French Country Beauty!

5 BR, 4½ bath, 5,300 sq. ft. home includes outdoor Casita. Located on Golf Course, and large lot with pool/spa. Offered at \$2,499,000

532 Rosso Ct. Ruby Hill



OPEN SUN 1-4

Beautiful 4 BR/3 BA 2,806 sq. ft. Newly painted and decorated!

Offered at \$1,149,000

3206 Novara Way, Ruby Hill



Custom Italian Villa

Stunning 4 BR/4 BA 4,339 sq. ft. with resort-style backyard, sparkling pool.

Offered at \$1,875,000

Coming Soon! 4256 Brindisi Place, Ruby Hill
Beautiful and impeccable 5 BR, (or 4+office), 3 BA, 3895 sq. ft. home. Offered at \$1,649,000

Also Available in Ascona
3435 Gravina Ct. Ruby Hill - \$1,450,000
3533 Valenza Wy. Ruby Hill - \$1,545,000

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**JUST LISTED IN
CASTLEWOOD COUNTRY CLUB
21 Castledown Rd., Pleasanton**



Gorgeous 4 bedroom, 2.5 bathroom 3470 sq.ft. +/- home nestled on a 20,000 sq. ft. +/- lot, just steps from Castlewood Country Club. With stunning views and amazing architectural detail, one will feel like they are miles away in their very own private retreat!

This is a unique home that you must see
in person to really appreciate!

Price \$1,399,000

**COMING SOON IN
GOLDEN EAGLE ESTATES**



This is the one you have been waiting for! Truly one of the best view lots and locations in Golden Eagle Estates. This gorgeous completely remodeled 5 bedroom, 3 full, 2 half bathroom, 5200 sq.ft. +/- custom home nestled on a flat court on over 1 acre +/- is complete with a bonus room overlooking a serene pool that is absolutely breathtaking! Stunning decorator touches abound throughout the house from the brand new classic gourmet kitchen to the relaxing spa-like master bathroom. This custom is sure to delight you! Shown by appointment only. Price \$2,750,000



Susie Steele

925.413.9306
925.621.4062
susiesteele@apr.com

*Whether you are looking to
sell your Luxury Estate or
purchase your first Dream
Home, I strive to satisfy
your Real Estate Needs!*

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The latest from The 680 Blog

Mortgage Market Update – Jumbo Financing Still Playing Hard to Get

At the risk of stating the obvious, the current financial situation for banks and mortgage lenders is dicey at best. Credit markets are tightening. Banks are so reluctant to lend money that many of them are not even lending money to other banks. The mortgage market is kind of like climbing Mt. Everest... the higher you go, the tougher it is. We're all hoping the Federal government can figure this mess out and soon so we can get to the stabilization point. One thing is for sure, we live in interesting times.

In terms of mortgage rates, the good news is that the conforming loan market is doing pretty well. Conforming loans are loans up to \$729,750 (recently raised this year from \$417,000) that conform to Fannie Mae & Freddie Mac guidelines. We all know how well those guidelines worked out, but I digress. For loans in this category, rates are still very attractive, mostly in the 6% to 6.25% range with 0 pts. There

are slight adjustments for your FICO score. Borrowers with gold credit (i.e. high FICO scores) get a better rate. And you can still get 90% loans in this category, so as long as your credit is good and the loan amount is under \$729,750, it is still relatively easy to get financing if your credit and income is good.

There are low down payment loans available as well. FHA loans up to \$729,750 are at slightly higher fixed rates (6.625% range today) with 0 pts, although there is a Mortgage Insurance premium of 1.25 to 1.5 pts. The benefit here is that you can put as little as 3% down, so for buyers without large down payments the FHA program is the way to go. The other benefit is that there is no minimum credit score, so borrowers with lower credit scores can still get a loan with a low down payment.

It's the market for loans over \$729,750 where >>Go to www.680Homes.com to read the rest of this article.



Doug Buenz

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925.251.1111
Direct
925.463.2000

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Go to 680Homes.com for more information on these homes and other properties.



Gorgeous 5 BR, 3 BTH home on .41 acre cul-de-sac lot with pool, spa, and sports court.
\$1,349,888



JUST LISTED!
Charming Cape Cod style home with granite/maple/stainless kitchen, remodeled baths, and private shady park-like yard!
\$749,900



Large single story 4 BR, 2 BTH on approx 8000 sq ft lot in great neighborhood!
\$699,900



Gorgeous 4 BR, 3.5 BTH home with granite kitchen, hardwood floors, and spectacular wooded 1.72 acre lot.
\$1,549,900

Recent Pending & Sold Homes

5670 Sunset Creek Ct	\$1,699,900
5757 Hanifen Way	\$1,999,900
198A Peters Ave	\$399,900
5725 Ohana Place	\$1,850,000
2877 Sombrero Circle	\$735,000
4055 Stone Valley Oaks.....	\$2,399,000
2642 Corte Vida	\$1,349,000
2872 Gray Fox Ct	\$1,999,900

*I can sell your home too!
Call me today!*



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2215 MARTIN AVE., PLS.
LOCATED IN MOHR ESTATES



5BD / 3.5BA 4,196 SF. SUBDIVIDABLE LOT W/ STREET ACCESS AND UTILITIES
\$1,990,000

7193 ROSECLIFF CT., PLS.
LOCATED IN PHEASANT RIDGE



6BD / 6BA 5,096 SF. 14,519 SF. LOT. HOME OFFICE, MEDIA ROOM, SALT WATER POOL
\$1,797,000

1404 BRIONES LN., PLS.
LOCATED IN IRONWOOD ESTATES



4BD / 3.5BA 3,182 SF. 10,363 SF. LOT. SINGLE STORY BUILT IN 2006
\$1,330,000

4576 DEL VALLE PKWY., PLS.
LOCATED IN PLEASANTON VALLEY



4BD / 2.5BA 3,357 SF. 9,541 SF. LOT. UPGRADED & REMODELED
\$1,190,000

3641 HUFF CT., PLS.
LOCATED IN STONERIDGE PARK



6BD / 3BA 2,913 SF. 4,995 SF. LOT. OPEN FLOOR PLAN, UPDATED KITCHEN
\$945,000

4149 CRISTOBAL WY., PLS.
LOCATED IN JENSEN/AMADOR



3BD / 2BA 1,459 SF. 6,600 SF. LOT. PERFECT 10! UPDATED TOP TO BOTTOM
\$659,000

4010 FRANCISCO ST., PLS.
LOCATED IN JENSEN/AMADOR



3BD / 2BA 1,159 SF. 6,575 SF. LOT. ROOM TO EXPAND, WOOD FLOORS
\$578,000

2538 VINEYARD AVE.
LOCATED IN PLEASANTON



.80 ACRE BUILDABLE LOT.
\$749,000



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COMING SOON

4031 Schween Ct., Pleasanton
5bd/3ba, 2304 sq. ft. in Autumn Glen
Price Upon Request



1021 Crellin Road, Pleasanton
4bd/3ba premium
Offered at \$799,000



NEW LISTING

4625 3rd St., Pleasanton
3bd/2ba single story
Offered at \$625,000



2822 Jones Gate Ct., Pleasanton
3bd/2ba single story
Offered at \$785,000



4804 Knox Gate Court, Pleasanton
4bd/2.5ba, 2125 sq. ft. court location
Offered at \$849,000



PENDING

2404 Bay Meadows Cir., Pleasanton
3bd/2ba Townhome
Price Upon Request



PENDING

2393 Woodthrush Wy., Pleasanton
4bd/2.5ba, 2024 sq. ft.
\$820,000



PENDING

9 Tanglewood Ln., Alamo
4bd/2ba, 2393 sq. ft.
\$1,175,000



SOLD IN 2 DAYS

2448 Via De Milagros, Pleasanton
3bd/3ba 2500 sq. ft.
\$1,060,000



SOLD IN 2 DAYS

2309 Woodthrush Wy., Pleasanton
5bd/3ba 2250+/- sq. ft.
\$1,079,000



SOLD IN 5 DAYS

4850 Ganner Ct., Pleasanton
4bd/2ba, 1808 sq. ft.
\$810,000



SOLD IN 6 DAYS

4837 Mohr Ave., Pleasanton
4bd/2ba 1800+/- sq. ft.
\$827,000



SOLD IN 8 DAYS

5048 Woodthrush Rd., Pleasanton
4bd/2.5ba, 2240 sq. ft.
\$850,000



SOLD

2872 Grayfox Ct., Pleasanton
4bd/3ba, 4670+/- sq. ft.
\$1,999,990



SOLD

4805 Knox Gate, Pleasanton
4bd/2ba, 1800+/- sq. ft.
\$800,000



SOLD

2536 Willowren Way, Pleasanton
4bd/2.5ba 2240 sq. ft.
\$839,000

BUYER NEEDS

- Couple from the UK seeks Executive home with private lot up to \$2.6m
- Couple with large family seeks Heritage Model in Birdland up to \$1.2m
- Empty Nesters seek 3bd Townhouse with attached garage up to \$600k

**Coming Soon:
NEW LISTINGS IN BIRDLAND,
THE GATES AND VINTAGE HILLS**



PLEASANTON | 900 Main Street





**BLAISE
LOFLAND**



925.846.6500
www.blaiselofland.com
blaise@blaiselofland.com

apr.com

LAGUNA OAKS



2505 ARLOTTA PLACE, PLEASANTON

Best location in Laguna Oaks! Desirable Newport model on premium .40 acre lot. Quiet court location. Four bedrooms, bonus room, plus formal office. Private guest/in law quarters (4th). Three and a half bathrooms. Approximately 3,830 square feet. Beautifully landscaped private rear yard. Expansive lawn area (pool site). Large gourmet kitchen, tile flooring and large eating area. Spacious master suite with views of Pleasanton Ridge, and large walk in closet. A short walk to the community pool, park, and tennis courts.
JUST REDUCED \$1,599,999

PLEASANTON VALLEY (BIRDLAND)



JUST REDUCED

5058 BLACKBIRD WAY, PLEASANTON

Highly upgraded customized home in the heart of Birdland. New remodeled gourmet kitchen with granite countertops, hardwood flooring, and appliances. Five bedrooms, two and a half bathrooms. Approximately 2,745 square feet. Extensive new interior paint. Tile roof. Professionally landscaped, private rear yard with mature trees. Super location! Walking distance to all levels of school, neighborhood park, and aquatic center. Many upgrades... must see!
OFFERED AT \$999,950

PRIVATE CUSTOM ESTATE



3752 TRENERY DRIVE, PLEASANTON

Gorgeous Mediterranean custom home on premium +/- one acre estate lot. Private secluded location. This home has approximately 8,402 square feet (6,141 on main level), seven bedrooms plus private office, and seven and a half bathrooms. Expansive gourmet kitchen. Antique marble, and Brazilian cherry hardwood floors. Extremely private rear grounds—great for entertaining with in-ground swimming pool. Expansive lawn area and beautiful mature landscaping. Circular driveway and oversized four plus car garage. Conveniently located in town near services, activities, and walking distance to desirable Mohr Elementary!
OFFERED AT \$3,795,000

AMADOR ESTATES



OPEN SUN 12-3

4078 CRISTOBAL WAY, PLEASANTON

Cute upgraded three bedroom, two bath in desirable neighborhood. Walk to Downtown Main Street. Extensive refinished hardwood flooring. Newer dual pane windows throughout. Upgraded kitchen. Newer roof. Central heat and air conditioning. Wood burning brick fireplace. Nicely landscaped private rear yard. Fruit trees. Walking distance to elementary school.
OFFERED AT \$599,000

VALLEY PLAZA



4342 VALLEY AVENUE, PLEASANTON

Upgraded townhome with great location! Two master bedrooms, two and a half baths. Approximately 1,438 square feet. Two car garage. Upgraded kitchen with granite. Hardwood flooring. Beautifully landscaped private rear yard with custom brick patio. Gate to Amador Valley Community Park and Pleasanton Aquatic Center. Walking distance to Downtown, Valley Plaza, Amador Shopping Center, and all levels of schools.
OFFERED AT \$469,000

VENTANA HILLS



OPEN SUN 1-4

1161 HOPKINS WAY, PLEASANTON

Beautiful Carmel Model in desirable Ventana Hills. Four bedrooms (4th bonus room), 3.5 Baths. approximately 3000 square feet. Premium location. Walk to neighborhood park and downtown! Downstairs master suite, extensive hardwood flooring, new carpet, plantation shutters, new exterior paint. Professionally landscaped.
OFFERED AT \$1,095,000

Silver Oaks Estates

**BRAND NEW SINGLE LEVEL
CUSTOM HOME FOR SALE!**

Brand new single level custom home with all the features you would expect in a custom home, but not see in a production home. This premium .45 acre lot is surrounded by oak studded open space. Located at the gateway to the Wine Country. Quality throughout. Panoramic views of Mt. Diablo and the Valley. Four bedrooms, formal office, plus / bonus room, 4.5 bathrooms. Approximately 4,716 square feet. Large gourmet kitchen with granite slab countertops and stainless steel appliances. Large master suite with fireplace. Hardwood and marble flooring. Custom crown molding and baseboards throughout. Energy Star certified home with 5 kw Photovoltaic solar system. Professionally landscaped front yard (tbd). Don't miss it!

OFFERED AT \$1,899,000

PREMIUM LOTS ALSO AVAILABLE

- Wine Country Location
- Premium Level Lots
- Expansive Views
- Build Your Dream Home!

LOT	SIZE	HOME STYLE	PRICE
1	34,400	Single Story	\$649,000
2	23,670	Two Story	\$649,000
3	30,030	Two Story	SOLD!
4	20,300	Single Story	\$649,000
6	19,547	Single Story	SOLD!
7	22,494	Single Story	PENDING!

Visit www.SilverOaksEstates.com for more information

P-TOWN WEEKLY REAL ESTATE INVENTORY AND SALES ACTIVITY WATCH

	Actives (last week)	Current Actives	**	Pendings (last week)	New Pendings	**
Single Family Homes Under \$1,000,000	135	136	↑	25	10	↓
Single Family Homes Over \$1,000,000	111	117	↑	4	3	↓
Single Family Homes Over \$2,000,000	32	35	↑	1	1	same
Total # Of Single Family Homes In Pleasanton	246	253	↑	29	14	↓

*This is a weekly watch for Pleasanton Residents to monitor active inventory and pending sales overall or by price range.
** Arrows represent an increase or decrease in the units in a given category.*



Thinking of selling your home?
Let Alain Pinel Realtors list your property.
We have qualified buyers. Contact us today.



BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$1,599,999
Best location in Laguna Oaks! Newport model on .40+/-acre. 4bd/3.5ba, private office, bonus room. Private guest/in-law quarters. 3830+/-sf.

MOXLEY TEAM BY APPOINTMENT



PLEASANTON \$1,330,000
4bd/3.5ba, 3182+/-sf on a 10,363+/-sf lot. This single level home offers a large open kitchen with granite and high end appliances. Close to schools.

MARY JANE DEERING BY APPT



PLEASANTON \$1,249,000
4bd/2.5ba built in 1991, 2800+/-sf. 3 car garage. Hardwood floors, slab granite in kitchen, big, private backyard. Master with fireplace. Community pool. Gorgeous!

MOXLEY TEAM OPEN SUNDAY 1-4



PLEASANTON \$1,190,000
4bd/2.5ba expanded to 3357+/-sf and sits on a 9541+/-sf lot. In addition this home has a 3 car garage with pass-through for a boat, RV, jet skis. 4576 Del Valle Pkwy

BLAISE LOFLAND OPEN SUNDAY 1-4



PLEASANTON \$1,095,000
Beautiful Carmel Model in Ventana Hills. 4bd/3.5ba, bonus room. 3000+/-sf. Premium location. Close to park/downtown! Downstairs Master, hardwood floors, new carpet, new exterior paint. 1161 Hopkins Way

BLAISE LOFLAND BY APPOINTMENT



PLEASANTON \$999,950
Highly upgraded customized home. New remodeled gourmet kitchen. 5bd/2.5ba, 2745+/-sf, new interior paint. Tile roof. Professionally landscaped, private rear yard. Super location!

SALLY MARTIN BY APPOINTMENT



BLACKHAWK \$999,000
This 3bd/2.5ba, 2666+/-sf Blackhawk Villa is located on the 11th green. Light, bright and spacious. Extra 144+/-sf of an enclosed Atrium for an office or studio. Sparkling pool and views.

ANNI HAGFELDT BY APPOINTMENT



PLEASANTON \$939,000
4bd/2.5ba home backs to creek for privacy. Close to restaurants, shopping, award winning schools. Charming, a must see.

JOYCE JONES BY APPOINTMENT



PLEASANTON \$775,000
Updates Galore! 4bd/2.5ba, upstairs bonus room, updated kitchen with granite counters, Brazilian Cherry wood floors, Cherry cabinets, Plantation shutters, surround sound, plush yards and pool.

ROSEMARY DUTRA BY APPOINTMENT



DUBLIN \$729,000
Beautiful 'Summer Glen' Home. 4 bd/2.5ba/2575+/-sf. Granite kitchen. Tile kitchen floor. Laminate floors in LR and DR. Backyard is private, serene and has garden area. HOA's \$38.00 per month.

JOYCE JONES OPEN SUNDAY 2-4



PLEASANTON \$699,000
Pride of Ownership! 4bd/3ba, added bonus/family room/pellet stove, kitchen; granite slab counter tops, tumble stone tile back splash, beautifully updated baths, premium lot/sideyard access and more. 7341 Joshua Circle

ANDY PORYES OPEN SUNDAY 1-4



PLEASANTON \$649,979
Beautifully updated 4bd offers newer stucco finish/50 year roof/landscaping/dual pane windows/hardwood floors/crown moldings. Located on quiet court near Donlon Elementary. 6337 Shorewood Court

ROSEMARY DUTRA BY APPOINTMENT



CASTRO VALLEY \$630,000
Beautifully maintained 10 year old home. 4bd/2.5ba. 2 car garage. Indoor laundry. Awesome views from both balconies. Custom drapes. Oak cabinets. Clean and bright too!

DORIAN GLANVILLE OPEN SUNDAY 1-4



PLEASANTON \$575,000
Lovely three bedroom is enhanced by fresh interior paint, updated lighting fixtures, an upgraded kitchen, and stunning decor. Great Verona location is convenient to BART, Hacienda, shops and freeways. 5768 Belleza Dr

PETER MCDOWELL BY APPOINTMENT



DUBLIN \$369,000
Very charming 2bd/2.5ba with wood laminate flooring throughout. Newer stainless appliances in kitchen, 1 car attached garage. Very private patio backs to open space. Nice location close to pool.

MARY JANE DEERING OPEN SUN 1-4



DUBLIN \$363,000
2bd/2ba living space all on one level! Slab Granite in kitchen, Berber carpet, light, bright open floor plan. Master suite/2 closets. One car-attached garage. Community facilities. 11841 Kilculin Court

